



PASARROYO

PASADENA, CALIFORNIA

Pasadena's Premier Office Campus
651,257 RSF | Pasadena, California



THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire Pasarroyo (the “Property”)—a 651,257 RSF office campus in Pasadena, California. The Property is the best-performing office asset in the Pasadena market, combining the highest rents, the strongest occupancy trajectory, and the deepest pipeline of institutional tenant demand in the submarket.

Pasarroyo is currently 88% leased with a 6.1 year weighted average lease term. With 115,000 RSF of positive absorption since the beginning of 2025, the Property has outpaced its competition in the Pasadena market due to its exceptional floorplates, campus environment and plentiful amenities.

The Property has benefited from over \$50 million in capital investment since 2018 resulting in market-leading rents and a 37% premium to the average market rent. The tenant roster is made up of institutional-grade firms representing industries from finance, insurance, engineering and law. The Property boasts a robust roster of Fortune 500 tenants including JP Morgan, Charles Schwab, and Tokio Marine. Recent leasing activity has been strong, with expansions totaling over 150,000 square feet. Located on the highly amenitized South Lake Avenue with a Walk Score of 96, the Property has unmatched access to dozens of restaurants, national retailers, and the Gold Line Metro.



201-283 S LAKE AVE,
Pasadena, CA 91101



4
Buildings



651,257
TOTAL SQUARE FEET (BOMA 2017)



88%
CURRENT OCCUPANCY



6.1 YEARS
WALT



2,003 PARKING STALLS
(3.08 per 1,000 SF)



THE BEST CAMPUS ENVIRONMENT IN PASADENA

Pasarroyo benefits from one of the strongest amenity environments in the greater Los Angeles office market. Located in the heart of South Lake Avenue, the Property offers tenants immediate walkable access to over 100 restaurants, national retailers, and the Gold Line Metro station—an amenity base that cannot be replicated by competing suburban campuses.

ON-SITE AMENITIES



Conference Center



Wi-Fi Throughout



Beautiful Courtyard



Community Events



Abundant Parking (3.08/1,000 SF)



Full City Block

Over \$50 million invested at the Property since 2018

PASARROYO
DUNKIN' URBAN PLATES
LA|FITNESS.

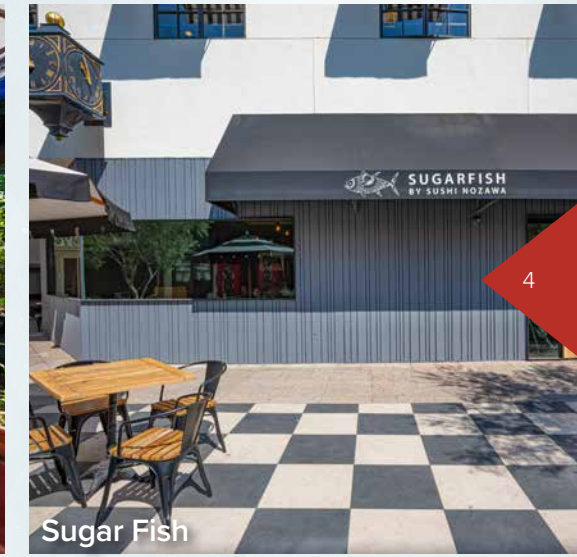
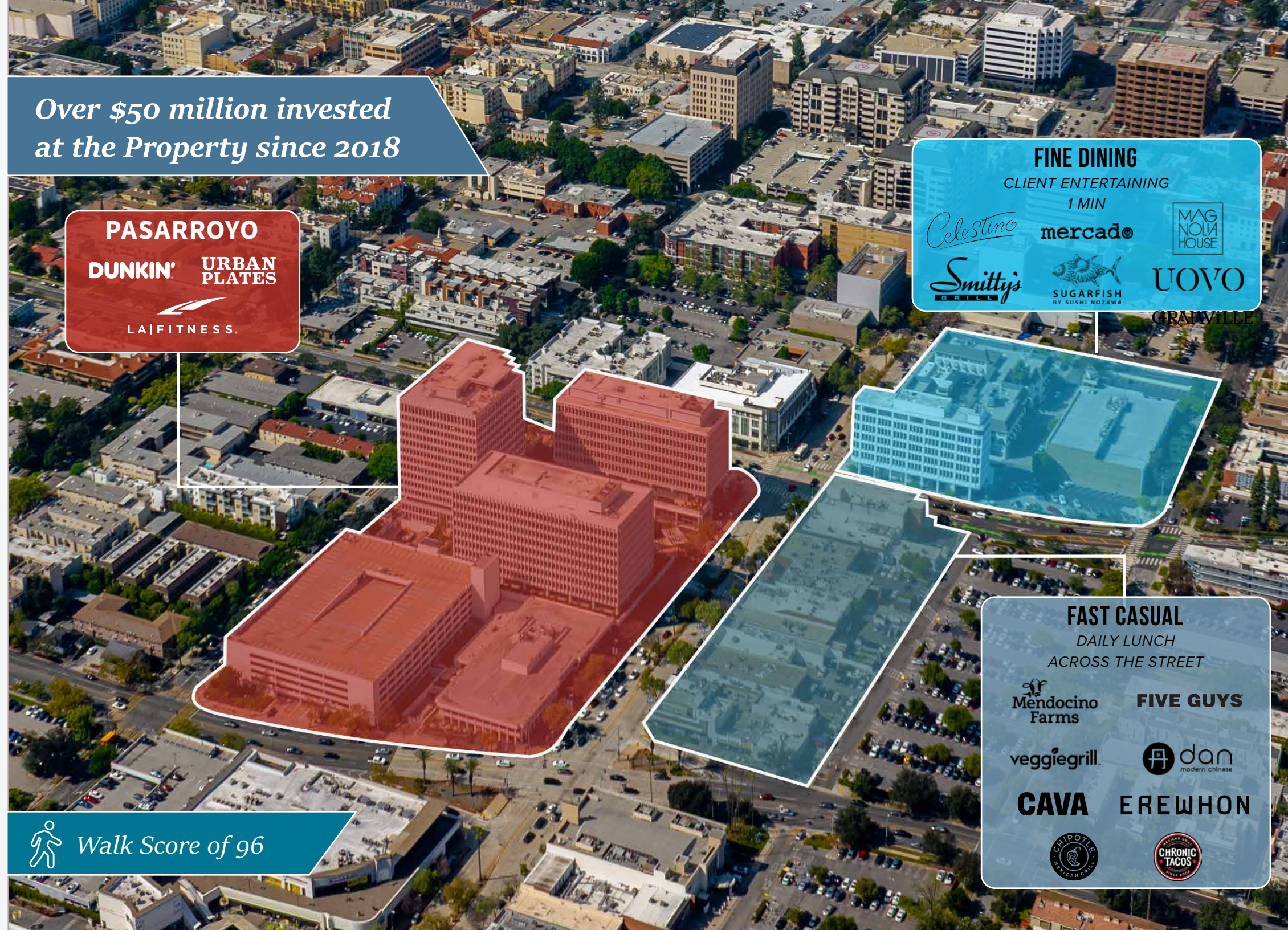
FINE DINING
 CLIENT ENTERTAINING
 1 MIN

Celestino | mercado | MAG NOLA HOUSE
 Smitty's | SUGARFISH BY SUSHI NOZAWA | UOVO

FAST CASUAL
 DAILY LUNCH
 ACROSS THE STREET

Mendocino Farms | FIVE GUYS
 veggiegrill. | dan modern chinese
 CAVA | EREWHON
 CHIPOTLE MEXICAN GRILL | CHRONIC TACOS

Walk Score of 96



THE BEST RENT ROLL IN PASADENA WITH UNPRECEDENTED GROWTH

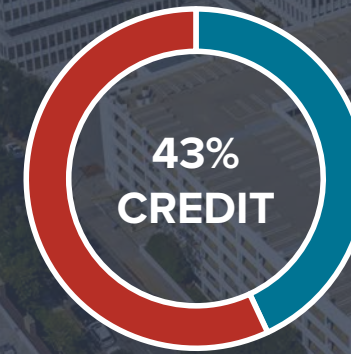
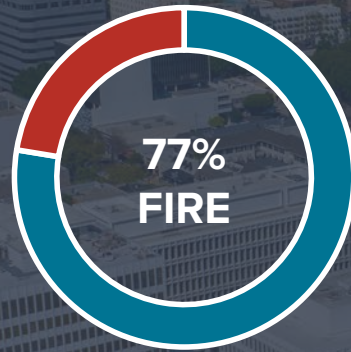
80,000 SF IN NEW INSTITUTIONAL GRADE TENANCY

NATIONAL FIRM	TSE: TKOMY	FORTUNE 500	FORTUNE 500
WEDBUSH	AA- Credit Rating	A Credit Rating	AAA Credit Rating
Lease Commencement: October 2025	Lease Commencement: February 2025	Lease Commencement: October 2025	Lease Commencement: December 2026 (Estimated)
Financial Services	Insurance	Financial Services	Insurance
21,044 RSF New to Property	33,464 RSF New to Property	17,542 RSF New to Property	7,946 RSF New to Property

20,000+ SF IN NAME BRAND TENANT EXPANSIONS

FORTUNE 500	FORTUNE 500
AA- Credit Rating	A+ Credit Rating
J.P.Morgan	WELLS FARGO
Lease Commencement: January 2027	Lease Commencement: March 2027
Banking	Banking
16,189 RSF → 25,901 RSF	17,849 RSF → 35,705 RSF

77% OF TENANCY IS INVESTMENT GRADE CREDIT OR STABLE FIRE TENANCY

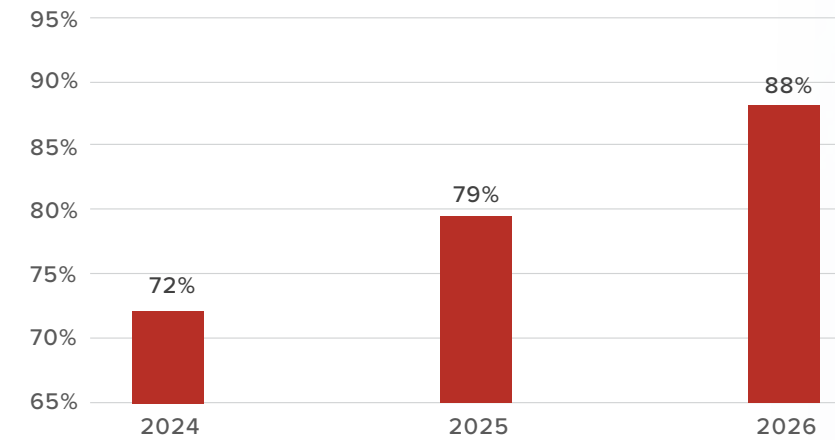


*% of In-Place Office Tenancy

LEADING MARKET ABSORPTION

FROM 72% TO 88% IN LESS THAN 24 MONTHS: 115,000+ SF OF NET ABSORPTION DRIVEN BY CREDIT TENANCY

OCCUPANCY INCREASED SHARPLY OVER TWO YEARS DRIVEN BY BEST IN CLASS AMENITIES AND UNMATCHED ENVIRONMENT



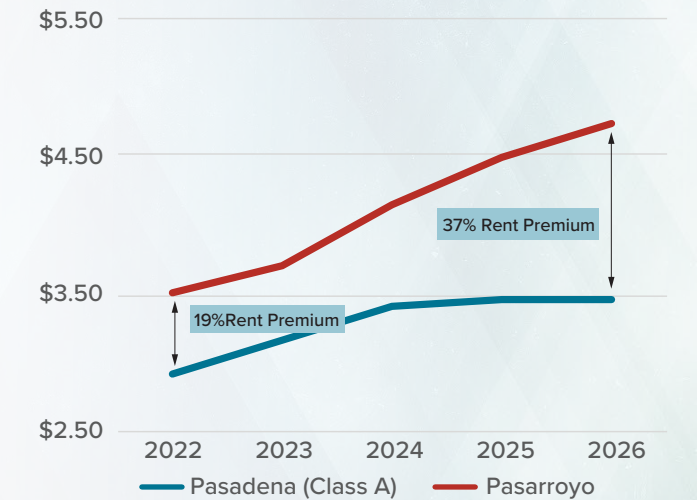
*Occupancy is quoted by percentage leased, not occupied, as some leases have been signed but commence at a future date.

THE HIGHEST RENTS IN THE MARKET

FLIGHT TO QUALITY: RENT PREMIUM DOUBLED FROM 19% TO 37% ABOVE CLASS A COMPETITION

MARKET LEADING, RAPIDLY GROWING RENTAL RATES

Pasarroyo Asking Rents vs Pasadena Class A Office Competition



115,000+ SF Of Credit Tenancy Added Since Early 2025



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